



50 Farm Wynd, Woodilee Village, Lenzie, G66 3RE

Offers Over £375,000

- Located within one of Lenzie's most desirable modern developments, offering a peaceful family-friendly setting.
- Open-plan living space ideal for entertaining and modern day-to-day family life.
- Integrated garage offering secure parking, additional storage or future conversion potential (subject to consents).
- Modern construction, offering lower maintenance compared to many older properties.
- Excellent commuter location with convenient access to Lenzie Railway Station and the M80 motorway network.
- Well-designed layout providing excellent flexibility for growing families and those working from home.
- Principal bedroom benefits from its own private en-suite, creating a comfortable retreat.
- Private rear garden designed for low-maintenance outdoor living and summer entertaining.
- Within easy reach of highly regarded local schooling, parks, leisure facilities and everyday amenities.
- Energy efficiency rating - D

50 Farm Wynd, Lenzie G66 3RE

Occupying a desirable position within the ever-popular Woodilee Village, this beautifully presented detached residence offers an outstanding opportunity to acquire a spacious family home in a thriving community. Combining flexible living spaces with a high standard of presentation and excellent connectivity, the property is perfectly suited to families seeking both convenience and quality of life.

 4  2  1  D

Council Tax Band: F



Situated within the ever-popular Farm Wynd, Woodilee Village, Lenzie, this beautifully presented detached family home offers spacious, flexible accommodation and is presented in true walk-in condition. Perfectly suited to modern family living, the property enjoys a peaceful residential setting whilst remaining ideally placed for excellent local amenities, highly regarded schooling and superb transport links.

The accommodation is thoughtfully arranged over two levels. On the ground floor, a welcoming reception hallway provides access to a bright and generously proportioned lounge, ideal for relaxing or entertaining. To the rear, the impressive open-plan kitchen/dining room forms the heart of the home, offering an excellent range of units, ample space for family dining and direct access to the rear garden via French doors. A separate utility room provides additional practicality and leads off the kitchen, while a convenient WC completes the ground floor.

The property also benefits from an integrated garage, providing secure parking, excellent storage or potential for further conversion, subject to the necessary consents.

Upstairs, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room. Three further bedrooms provide excellent accommodation for family members, guests or those requiring home office space, all served by a contemporary family bathroom.

Externally, the property benefits from private gardens, offering an ideal setting for outdoor entertaining and family enjoyment. The detached design provides an attractive sense of space and privacy within this highly desirable development.

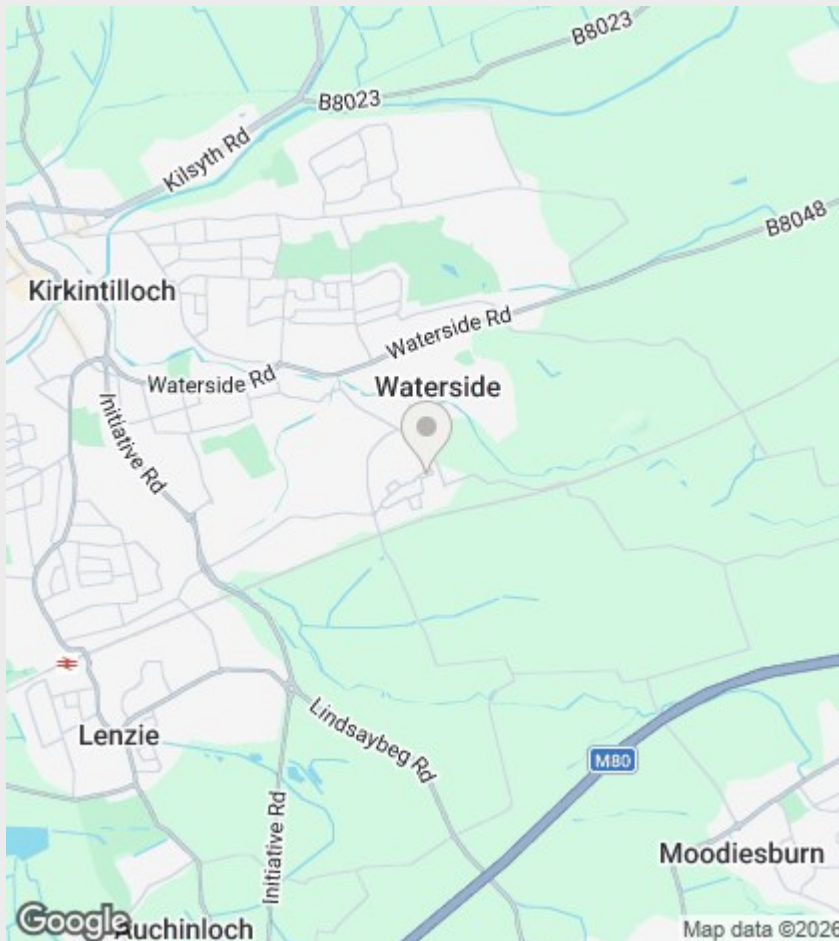
Woodilee Village remains one of Lenzie's most sought-after residential locations, offering an excellent selection of local shops, cafés, leisure facilities and scenic walking routes. Families are well served by highly regarded primary and secondary schooling, while commuters benefit from easy access to Lenzie Railway Station, providing regular services to Glasgow and Edinburgh. The nearby motorway network also offers convenient access to Glasgow City Centre, Glasgow Airport and beyond.

This is an exceptional family home offering generous

accommodation, modern interiors and a highly convenient location, making it an ideal purchase for families and professionals alike.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - East Dunbartonshire Band F
EER - D

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Approx Gross Internal Area
108 sq m / 1165 sq ft



Ground Floor
Approx 47 sq m / 507 sq ft

First Floor
Approx 61 sq m / 658 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathtubs, suites are representations only and